

## \$299,000 - 1650 Towne Center Boulevard, Edmonton

MLS® #E4441544

**\$299,000**

2 Bedroom, 2.50 Bathroom, 1,580 sqft

Condo / Townhouse on 0.00 Acres

South Terwillegar, Edmonton, AB

WOW beautiful 2 bedroom plus loft(3rd bedroom) 3 bathroom home, recently professionally painted almost 1600 sq feet, 20 foot plus vaulted ceiling, huge balcony, oversized single attached garage. Large main/ 2nd floor with 2 huge bedrooms walk-in closet, large open space great for entertaining with huge balcony. Upstairs over-sized loft with 3 piece bathroom. NEWER FLOORING LVT MAIN LEVEL, NEWER FURNACE AND HOT WATER, NEW GARAGE DOOR AND SMART OPENER SYSTEM. Lots of space, lots of storage, beautiful maintenance free home A MUST SEE..

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4441544          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,580             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 1650 Towne Center Boulevard |
| Area        | Edmonton                    |
| Subdivision | South Terwillegar           |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 0C5                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Front Porch      |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                                       |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                             |
| Fireplace         | Yes                                                                                                                                   |
| Fireplaces        | Corner                                                                                                                                |
| Stories           | 3                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                   |
| Basement          | None, No Basement                                                                                                                     |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Brick        |
| Exterior Features | Park/Reserve       |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Brick        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | Zone 14         |

|                |          |
|----------------|----------|
| HOA Fees       | 150      |
| HOA Fees Freq. | Annually |
| Condo Fee      | \$705    |

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Listing information last updated on June 16th, 2025 at 1:32am MDT